

**MINUTES: MARCH 17, 2010 MEETING OF THE  
TWIN OAKS VALLEY COMMUNITY SPONSOR GROUP**

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**Agenda Item 1: - Roll Call and Advisory Role Statement**

Present: Gil Jemmott (Chair) Farrell (Co Vice-Chair) Hank Palmer, Karen Binns, John Mehtlan (new member for seat 3). Jemmott welcomes Jon Mehtlan

**Agenda Item 2: Review of minutes for April 09, July 09, , Sept. 09, Nov. 09, and Dec. 09.**

Corrections to the past minutes:

Nov 18 2009 (B Morris) a trail item No. 6 spelling of trail

July 15 2009 (S Farrell) Binns was in attendance. Elaine Coleman spoke page 4, paragraph 4. Farrell moved to approve the minutes as presented with modifications. Binns seconded. Mehtlan abstained. Motion passed 4-0-1

**Agenda Item 3: PUBLIC FORUM:** PALMER reported that he had attended the last Planning Commissioner hearing and provided an update and handouts. Farrell offered to contact Cheryl Jones to get copies of handouts and any presentation materials for the group. Binns mentioned the upcoming Merriam Mountains hearing date.

**Agenda Item 4: San Marcos Mountain Cellular Facility: The project would add 3 panel antennas and 6 directional antennas to an existing 195 foot tall lattice tower (MUP P69-101) at 402 Hardell Lane:** No one appeared on behalf of the applicant so Jemmott gave a brief description on the proposed additional array of three antennas that is proposed to go on the existing 195 foot high structure. Mehtlan moved for conditional approval if the County assures the strength through engineering analysis of wind and sismac loads. Palmer seconded. 5-0-0

**Agenda Item 5: S08-015 Mesa Rock Nursery: Nursery and green waste recycling facility south of Mesa Rock Road and west of I-15. APN 187-100-3700**

Gary Larson presented the project on behalf of the applicant. He said that although the application is for a nursery and allowed under the existing General Plan, the Site is proposed for heavy industrial through the GP2020 process. Palmer raised concerns that the project site was surrounded by residential uses located in the County and within the City of Escondido so a future heavy industrial use would be in conflict with the existing uses under both the County's and the City's General Plans.

Palmer also noted that this was the first time the community was made aware of this change. Larson said the security trailers would only be on site through construction and they are not part of the project. Changes to alignment of road, an increased fire buffer from 100 to 200 feet and increased parking on site were also of concern. Binns noted that the Sponsor Group had not seen the hydrology report and that the County had not released it. Larson replied that both a hydrology report and Stormwater Management Plan had been submitted to the County, with the preliminary hydrology report approved by County. Jemmott expressed concern that the 9,000 sq. of building would have an impact. Larson said no major use permit was needed for 9000 sq foot building.

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Palmer asked for a copies of the hydrology report for review. Palmer moved to continue item until the Sponsor Group has had a chance to review the hydrology report. Farrell seconded the motion passed 5-0-0. Palmer agreed to have the hydrology report reviewed by the April meeting.

**Agenda Item 6 County Proposed Zoning Ordinance and Subdivision Changes: The county is proposing about 200 pages of changes to the Zoning Ordinance and Subdivision codes. Action Item.**

Palmer noted that the item had passed the review period. Palmer passed out digital copies of the proposed zoning changes and raised concerns on lot size and high impact industrial in the I-15 corridor. Palmer said the zoning should be consistent with community character and when he asked Mr. Wong at DPLU why the area near Mesa Rock Road, currently surrounded by residential uses was proposed to change from A-70 to High Impact Industrial, Wong replied that it was at the request of the property owner and that a larger area would be rezoned Heavy Impact Industrial to make it more compatible with itself [create a justification for non-compatible use]. Palmer said the City of Escondido's Planning Director was not aware of the proposed change. In regards to problems associated with the County's recent approval of the Industrial Agricultural operation on the south eastern area of Twin Oaks, Palmer said that what he asked of the County was for an affirmative statement in section 2700 that would make it clear what type of agriculture is compatible with residential. Palmer said section 2700 was designed to encourage small farming not large farming or Industrial agriculture. Industrial Agricultural uses, Palmer said, impact on a community was far out of proportion from what you would have with a traditional row crop or orchard. and are in conflict with community character and he believed are not the type of agriculture referenced in section 2700.

**Agenda Item 7: County Proposed Zoning Ordinance Changes regarding Solar and Wind Energy Projects: Proposed new and revised definitions and restrictions on solar and wind energy projects.** No discussion or action taken.

**Agenda Item 8: Zoning ordinance changes, which address the requirements of the State Compassionate Use Act of 1996, and the Medical Marijuana Program. Action Item.** Jemmott reported that the county has requested review of proposed set back of 100-foot set backs and other requirements recommended to be placed on those facilities. No Action taken.

**Agenda Item 9: General Plan Update (was GP-2020): Jemmott reported that the county had requested a review of zoning for consistency with proposed GP revisions. Discussion/Action Item.** No discussion

**Agenda Item 10: Election of Officers: Election of Chairman, Vice Chairman, and Secretary for the Sponsor Group. The duties of the officers and number of officers may also be changed. Action Item**

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Discussion of issues associated with the Chair position and problems of being short of members who can take time off of work to attend hearings. Tom Kumura offered to work with Hank Palmer to log mail and alert other members of projects that need review. No Action taken.

**Agenda Item 11: Workshop on creation of Community Plan: Workshop to revise community plan. Discussion/Action Item.**

No discussion or action taken.

**12) Update on ongoing projects: Information/Action Item.**

**13) Old Business.**

**14) Administrative and Correspondence.**

**Respectfully Submitted, Sandra Farrell, Acting Secretary**

The next regular meeting of the TOVCSG will be on Wednesday, April 21<sup>st</sup> at 6:30 p.m. at the Twin Oaks High School.